

MINUTE ITEM

16. (SELECTION OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, LIEU LAND APPLICATION NO. 10700, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, LOIS CAGLE KANDER - S.W.O. 5840.)

After presentation of Calendar Item 29 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION CONFIRMS THE ADDITIONAL TWENTY-DAY PERIOD GRANTED THE APPLICANT, LOIS CAGLE KANDER, TO MEET THE APPRAISED VALUE OR SUBMIT EVIDENCE WITH RESPECT TO VALUE, AND DETERMINES THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 21, T. 1 S., R. 4 E., S.B.M., CONTAINING 40 ACRES IN SAN BERNARDINO COUNTY; THE COMMISSION FINDS THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; THE COMMISSION APPROVES THE SELECTION OF SAID LAND AND AUTHORIZES THE SALE THEREOF PURSUANT TO THE RULES AND REGULATIONS GOVERNING THE SALE OF VACANT STATE SCHOOL LAND.

Attachment

Calendar Item 29 (1 page)

CALENDAR ITEM

SALE OF VACANT FEDERAL LAND

29.

(SELECTION OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, LIEU LAND APPLICATION NO. 10700, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, LOIS CAGLE KANDER - S.W.O. 5840.)

An offer has been received from Lois Cagle Kander of Los Angeles, California, to purchase the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, T. 1 S., R. 4 E., S.B.M., containing 40 acres in San Bernardino County. This land may be obtained by the State from the Federal Government through use of base. The applicant made an offer of \$200, or \$5 per acre.

An inspection and appraisal by a member of the Commission's staff on August 15, 1957 establishes the value of the subject land at \$450 per acre, or a total of \$18,000. As required by the rules and regulations of the Commission, a period of twenty days was granted the applicant within which to submit the additional amount of \$17,800 to meet the appraised value. The applicant objected to the value established, alleging that it was excessive and inconsistent with the selling price of other comparable land in the vicinity. Accordingly, an additional twenty days was granted the applicant to remit the required amount to meet the appraisal or to submit evidence showing where the value established by the staff may have been erroneous. To date, the applicant has not remitted the sum of \$17,800 and furthermore has not submitted material in connection with the appraised value as suggested. Accordingly, the application was cancelled. The State, however, proceeded with acquisition of the land from the United States and the land was listed (conveyed) to the State on March 27, 1957.

The appraisal indicates that said land is not suitable for cultivation without artificial irrigation.

The selection of the subject land is considered to be to the advantage of the State in that it will assist the State in satisfying the loss to the School Land Grant and in addition, following sale, will place the land on the tax rolls of the county in which the land is situated.

IT IS RECOMMENDED THAT THE COMMISSION CONFIRM THE ADDITIONAL TWENTY-DAY PERIOD GRANTED THE APPLICANT TO MEET THE APPRAISED VALUE OR SUBMIT EVIDENCE WITH RESPECT TO VALUE, AND DETERMINE THAT IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 21, T. 1 S., R. 4 E., S.B.M., CONTAINING 40 ACRES IN SAN BERNARDINO COUNTY; THAT THE COMMISSION FIND THAT SAID LAND IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; THAT THE COMMISSION APPROVE THE SELECTION OF SAID LAND AND AUTHORIZE THE SALE THEREOF PURSUANT TO THE RULES AND REGULATIONS GOVERNING THE SALE OF VACANT STATE SCHOOL LAND.